

**Minutes of Meeting
Grafton Planning Board
November 14, 2011**

RECEIVED-TOWN CLERK
GRAFTON, MA.
Dec 13 10 52 AM '11

A regular meeting of the Grafton Planning Board was held on Monday, November 14, 2011 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman Bruce W. Spinney III, Vice-Chair Stephen Qualey, Robert Hassinger and David Robbins. Clerk James Walsh III joined the meeting at 7:07 p.m. Staff present was Town Planner, Stephen Bishop and Assistant Planner Ann Morgan.

Chairman Spinney called the meeting to order at 7:03 p.m.

ACTION ITEM 1-A – APPROVE 2012 PLANNING BOARD YEARLY MEETING SCHEDULE

MOTION by Mr. Robbins, **SECOND** by Mr. Qualey, to approve the proposed 2012 Planning Board Meeting Schedule. **MOTION** carried 4 to 0 with Mr. Walsh absent.

MINUTES OF PREVIOUS MEETINGS

MOTION by Mr. Qualey, **SECOND** by Mr. Robbins, to approve the open session meeting minutes of October 24, 2011 as drafted. **MOTION** carried 4 to 0, with Mr. Walsh absent.

DISCUSSION ITEM 2-A – PROJECTS UPDATE: FISHERVILLE MILL

Mr. Bishop narrated a power point presentation titled Blackstone River Revival: From Out of the Ashes – The Fisherville Mill Site.

SITE PLAN 2011-1 UNIBANK FOR SAVINGS, (APPLICANT) – CHRISTOS GEORGIADOS, (OWNER) – 89 WORCESTER STREET – NEW BANK BUILDING WITH 2 DRIVE-THRU LANES AND ASSOCIATED PARKING, VEHICULAR CIRCULATION AND TRAVEL LANES

Mr. Walsh read the legal notice and Chairman Spinney opened the public hearing. Present for the hearing were Attorney Todd Brodeur, representing Unibank for Savings; Attorney Joseph Antonellis, Colleague; Josh Swerling, Project Manager-Bohler Engineering; and Christopher Foley, Senior Vice-President of Unibank.

Attorney Brodeur gave the Planning Board a brief overview of the proposed Unibank for Savings site plan application, stating the \$1.5 million dollar project will consist of a 3000 square foot full service branch bank building with 2 drive-thru lanes, and have 7 employees.

Josh Swerling of Bohler Engineering reviewed the project plan for the Board, noting the property line would be set back significantly away from the edge of Worcester Street and curb cuts would be reconfigured onto Usher Road. Mr. Swerling added that there were significant improvements

to the site for lighting, landscaping drainage, traffic flow and specifically regarding the leveling out of the slope at Usher Road from the edge of the driveway up to Worcester Street.

Attorney Brodeur commented on final review correspondence from Graves Engineering, acknowledging all issues with the exception of the steep slope where Usher Road ties into Worcester Street. Attorney Brodeur noted that Unibank has offered to improve this area as Mr. Swerling addressed in his review.

Mr. Hassinger noted concerns for the lack of final resolution correspondence from the Fire Department and the site line to safely pull out onto Worcester Street from Usher Road, adding that this could be compromised with the addition of a freestanding sign. Mr. Hassinger also stated that he would like to have a better handle on the safe traffic flow, particularly how it relates to the business next door.

Mr. Swerling explained that the freestanding sign has been designated on the plan to be set back 12 feet from the property line, which will eliminate any site line problems. Mr. Swerling added that the redesign of the parking area, the set back of the bank building, and the effective curb cuts onto Usher Road will better channel the flow of traffic much more efficiently.

Mr. Hassinger asked Attorney Brodeur about the possibility of sidewalk provisions along the front of the property, which was also a request for Fitzzy's Car Wash in the past. Attorney Brodeur replied that in consideration of Unibank's project budget, they are already investing \$50,000.00 into the Usher Road upgrade. Mr. Hassinger suggested a compromise of creating a smooth path area to unify the walkway area.

Mr. Robbins remarked that he would like to see some traffic numbers providing some comparison of traffic use against the former restaurant use, which will help to make the traffic flow data more credible. Mr. Swerling offered to submit a one page letter to provide content for the file record. Mr. Robbins noted he would like to see all issues documented in the file.

Mr. Walsh also requested final documentation from the Fire Department and the safety of the traffic flow within the area.

Charles Bolack of 1 Hawthorne Street, speaking on behalf of the businessmen of Grafton, welcomed Unibank to the Town of Grafton and wished them success.

James Stoll of 5 Usher Road stated concerns that about 100 feet of his property immediately abuts the project, running along an old dilapidated stockade fence. Mr. Stoll added that his bedroom and living room face out onto Worcester Street and he is concerned with headlights shining into his home at night.

Mr. Swerling stated a new 6-foot wooden fence is scheduled to replace the old fence, adding it can be an 8-foot fence if there is no problem with the building code; and the bank will be set down 3-feet on the site, which along with landscaping shrubs, will significantly limit any headlights to abutting property.

Chairman Spinney requested an approximate progressive timeline. Mr. Foley stated that it would depend on the time involved to secure permitting, but should be approximately 8 to 11 months if the project can be started in the spring. Chairman Spinney also asked how long it would take for the review process to accommodate the 9% grade on Usher Road. Mr. Swerling noted he would have an initial conceptual grading plan within a few weeks, but that the DPW will be required to apply for permitting from MASS DOT for the Usher Road improvement work in the Town right-of-way.

Chairman Spinney informed the applicant that the Board will be looking for a revised grading plan; sign plan and placement; analysis and numbers for traffic comparison; and final correspondence from the Fire Department.

John Wilson of 4 Hitchings Road asked the Board to ensure the fence and landscaping will be extended to border his abutting property also.

MOTION by Mr. Hassinger, **SECOND** by Mr. Walsh, to grant the applicant's written request to continue the public hearing to November 28, 2011 at 7:30 p.m. **MOTION** carried unanimously 5 to 0.

Chairman Spinney informed the Board that the Board of Selectmen had requested a joint meeting with the Planning Board at their meeting December 6th for the Associate Member appointment.

Mr. Walsh asked if dates could be set for workshops to discuss the chicken by-right language to be used for the new by-law. Chairman Spinney stated this item will be added to the November 28th agenda for discussion.

Mr. Hassinger requested information on the fact that the business meeting held with the Town Administrator had produced complaints regarding 4 Town Departments, including Planning.

MOTION by Mr. Robbins, **SECOND** by Mr. Qualey, to adjourn the meeting. **MOTION** carried unanimously 5 to 0.

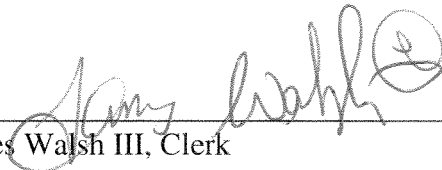
The meeting was adjourned at 8:26 p.m.

EXHIBITS

- **Item 1A: Approve 2012 Planning Board Yearly Meeting Schedule**
 - 2012 Meeting Schedule, November 14, 2011, 1 page.
- **Item 5: Draft Meeting Minutes**
 - Grafton Planning Board, October 24, 2011, 3 pages.
- **Item 6: Correspondence**

- Informational Flyer, “Attention Flint Pond, Worcester / Grafton Residents”, received November 14, 2011, 1 page.
- Memorandum from the Board of Selectmen, Energy Performance Contract Options, dated November 8, 2011, 4 pages.
- **Public Hearing 9A: Site Plan 2011-1, Unibank for Savings (Applicant), Christos Georgiados (Owner); 89 Worcester Street**
 - Application for Site Plan Approval, dated and received October 4, 2011, 1 page.
 - Project Narrative, dated September 1, 2011, 5 pages.
 - Certified Abutters List, dated August 5, 2011, 1 page.
 - Memorandum from the Town Administrator, Certificate of Good Standing, dated July 25, 2011, 1 page.
 - Correspondence, Bohler Engineering, Unibank: 89 Worcester Street, dated September 23, 2011, 1 page.
 - Site Development Plans for Proposed Unibank with Drive Thru, 11”x17”, prepared by Bohler Engineering, Revision #3, September 1, 2011, 13 pages, including the following:
 - Sheet 1: Cover Sheet
 - Sheet 2: General Notes
 - Sheet 3: Demolition Plan
 - Sheet 4: Site Plan
 - Sheet 5: Grading Plan
 - Sheet 6: Drainage & Utility Plan
 - Sheet 7: Soil Erosion & Sedimentation Control Plan
 - Sheet 8: Soil Erosion Control Notes & Details
 - Sheet 9: Landscape Plan
 - Sheet 10: Landscape Notes & Details
 - Sheet 11: Lighting Plan
 - Sheet 12: Construction Detail Plan
 - Sheet 13: Construction Detail Sheet
 - Boundary and Topographic Survey, Unibank: 89 Worcester Street, prepared by Control Point Associates, Inc., 11” x 17”, dated January 7, 2011, 1 page.
 - Correspondence, Grafton Fire Department re: Site Plan 2011-1 Unibank for Savings, dated October 27, 2011, received November 4, 2011, 2 pages.
 - Correspondence, Graves Engineering, Unibank: 89 Worcester Street, Site Plan Review, dated October 26, 2011, received October 28, 2011, 2 pages.
 - Memorandum from the Town Administrator on behalf of the Board of Selectmen, Unibank for Savings, 89 Worcester Street, dated October 19, 2011, received October 24, 2011, 1 page.
 - Correspondence, Grafton Water District, Site Plan 2011-1 Unibank for Savings, 89 Worcester Street, no dated, received October 19, 2011, 1 page.

- Correspondence, Graves Engineering, Unibank: 89 Worcester Street, Site Plan Review, dated and received November 10, 2011, 2 pages.
- Correspondence, Grafton Police Department, Site Plan 2011-1 Unibank for Savings, dated November 10, 2011, received November 14, 2011, 1 page.



James Walsh III, Clerk

